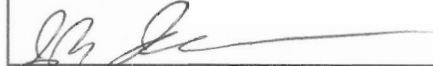


ITEM NO.	2
MEETING DATE	2-27-08
STAFF AUTHOR	Josh Keener



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

DATE: February 19, 2008

PERMIT NO.: Site Development Permit SDP-03-08

APPLICANT: Unity in Redding Church

LOCATION: 1852/1872 Buenaventura Boulevard

PROJECT DESCRIPTION The applicant is requesting approval of a site development permit to allow a joint parking agreement that would reduce the number of parking spaces required on Sundays in an existing retail and office center. The reduction in parking would allow the establishment of Unity in Redding Church in Units 5 and 6 of the center. The church would utilize 1,000 square feet of office space and 1,400 square feet of congregational space.

ZONING "GC" General Commercial and "OS" Open Space

EXISTING GENERAL PLAN DESIGNATION "General Commercial"

SURROUNDING LAND USES

- North** Developed commercial parcel.
- South** Undeveloped industrial parcel.
- East** Developed commercial parcel.
- West** Developed commercial parcel.

BACKGROUND The existing commercial center was reviewed and approved under Site Plan Review SPR-1-02. The parcel has been previously developed with all required parking, landscape, and other required improvements. At this time, the majority of the units are occupied, with two vacant tenant spaces available.

City of Redding Municipal Code specifies the number of parking spaces required for various uses. The code also specifies provisions for joint parking agreements where parking users generate parking demands at differing hours and/or days. Unity in Redding would have its largest impact on parking during its Sunday services, with office work and small classes that do not significantly impact parking taking place on the other days of the week. The applicant provided statements from other tenants that verify the applicant's contention that most of the other businesses are not open on Sundays, and, therefore, do not generate parking demands at the same level as during the week. The commercial center is currently improved with 54 parking spaces, and SPR-1-02 specified a parking requirement of 50 spaces. With the conversion of Units 5 and 6 to serve Unity in Redding and an assumption that the other businesses were open, full use of the site on Sundays would require 74 spaces.

The proposed agreement would require the property owner to verify that all current and future tenants, including Unity in Redding, do not create a parking demand on Sunday in excess of the available 54 spaces. This agreement would allow for up to a 27 percent reduction in the number of required parking spaces on Sundays. That would allow for Unity in Redding to hold its services and ensure that sufficient parking would remain for any other minor commercial uses that might take

place on Sunday. The parking situation for all other days of the week would continue to meet the requirements of Municipal Code, and the uses taking place during the rest of the week could not generate a parking requirement in excess of the existing 54 spaces.

ISSUES At issue is whether Unity in Redding Church would cause a parking requirement in excess of that which is available. As previously mentioned, the applicant and other tenants have stated that the church will be the only tenant generating major activity on Sundays. The proposed agreement strikes a balance between the proposed use and the requirement for adequate parking.

ENVIRONMENTAL DETERMINATION The project is Categorically Exempt under the California Environmental Quality Act (CEQA) Guidelines, Section 15305, Class 5, Minor Alterations in Land Use Limitations.

PUBLIC COMMENTS RECEIVED BY STAFF Staff has not received any comments from the public during the noticing period for the 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 Section 18.13.050 of the Zoning Code and the authority to make environmental determinations pursuant to Section 18.10.040 (B).

FINDINGS

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

STAFF RECOMMENDATION Staff recommends that the Board of Administrative Review find the project categorically exempt in accordance with CEQA, and based on the above-noted findings and subject to the attached conditions, approve Site Development Permit SDP-03-08.

ATTACHMENTS

- A. Draft conditions of approval
- B. General Plan map
- C. Zoning map
- D. Site plan

JK:el
STAF\BAR\SDP0308-UnityChurch-JK-BAR.wpd
c: Unity in Redding
Tom Shuck

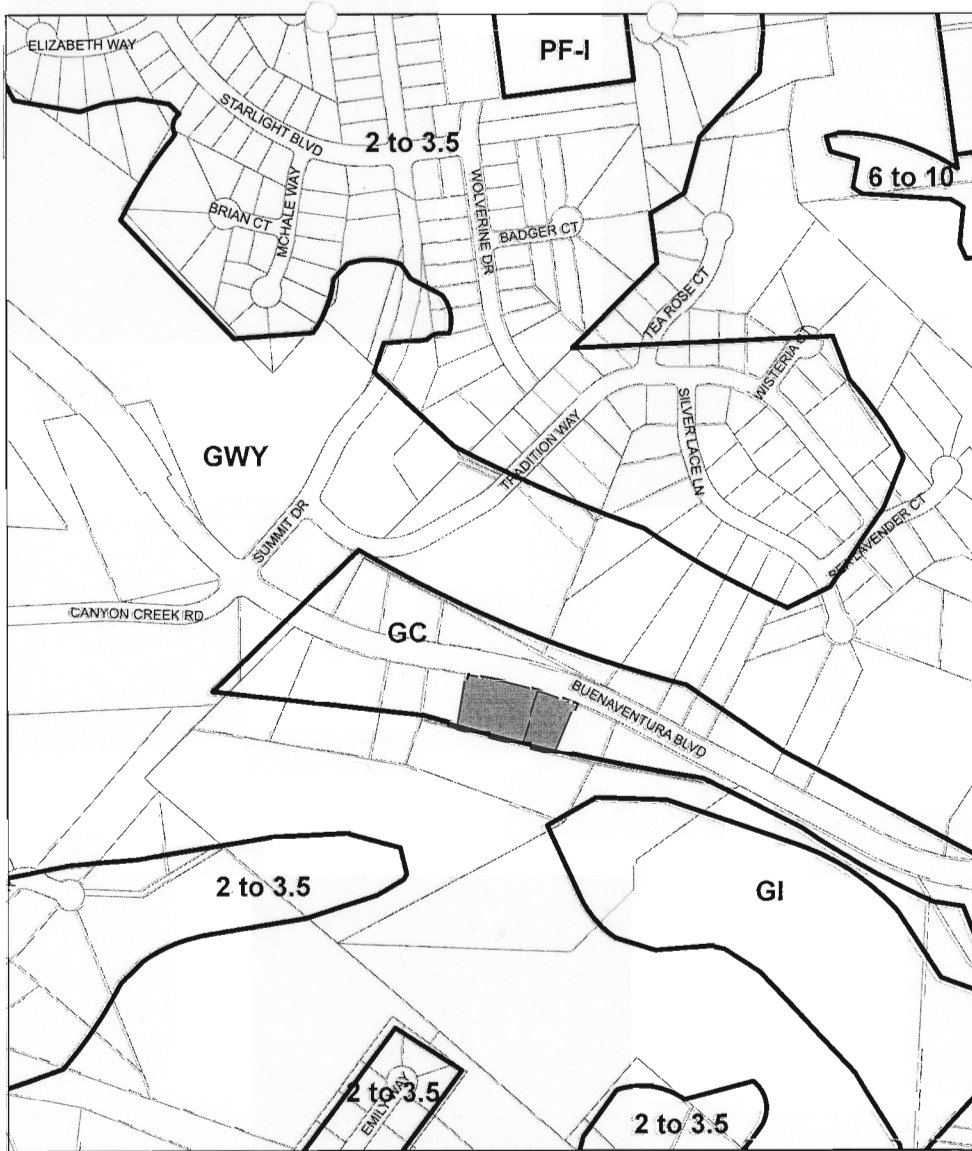
February 19, 2008
Josh Keener

**Site Development Permit Application SDP-3-08
Draft Conditions of Approval**

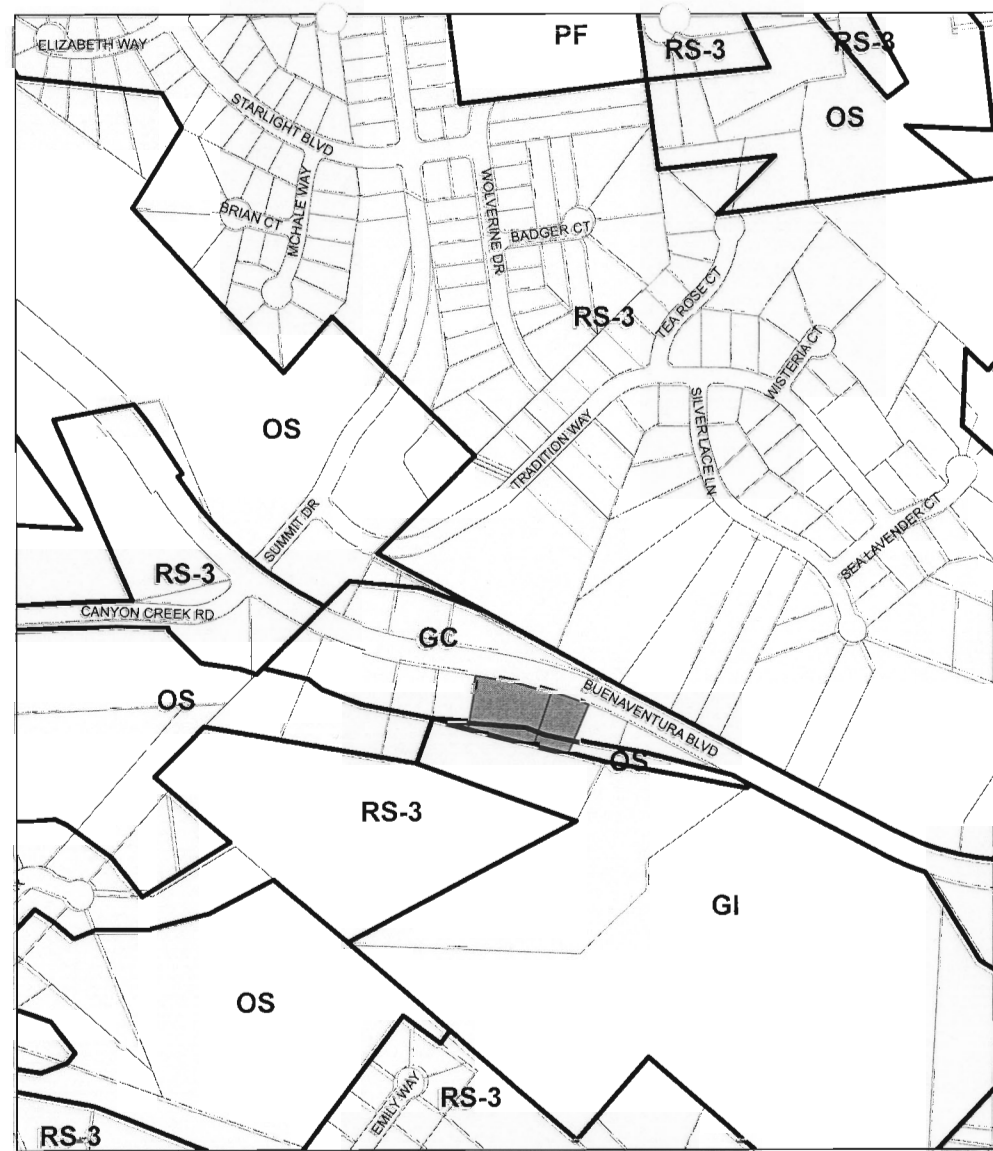
General Requirements

1. Approval is granted for up to a 27 percent reduction in required parking spaces on Sundays. This approval is based upon statements provided by the property owner's representative and tenants, stating that Unity in Redding Church will be the only major tenant open for business on Sundays. Parking on all other days of the week shall conform to City of Redding Municipal Code Section 18.41 and shall not create a need for parking in excess of the 54 existing spaces. The parking and other site standards shall be maintained as shown on the approved site plan (Exhibit A). Minor modifications may be approved by the Development Services Department; any substantial revisions will require either an amendment to this permit or a new permit.
2. Full provision of parking for the existing and proposed tenants on Sundays would require a total of 74 parking spaces to be provided; 54 spaces currently exist. The religious facility requires 35 of these existing spaces on Sunday. The property owner hereby agrees that no future tenant shall be allowed that will, in addition to Unity in Redding Church, cause the required parking on Sundays to exceed the existing 54 spaces. If, at any time, it is determined that the number of tenants operating on Sunday causes the requirement for parking to exceed the 54 parking spaces available, the City may initiate revocation proceedings to revoke this entitlement.
3. The requirements of the Building Official and the Uniform Building Code are to be met prior to occupancy. The project proponent is responsible for contacting the offices of the Building Division and Fire Department to verify compliance or the need to obtain permits.
4. This building is part of a shopping center that also includes the building at 1872 Buenaventura Boulevard. The 2 parcels are currently under the same ownership; at the time of conveyance of either of the parcels to a separate owner, a reciprocal-parking and -driveway agreement that also addresses this joint parking agreement shall be recorded. A copy of this document shall be provided to the Planning Division.
5. All conditions and requirements of Site Plan Review SPR-1-02 shall still be in effect for this site.

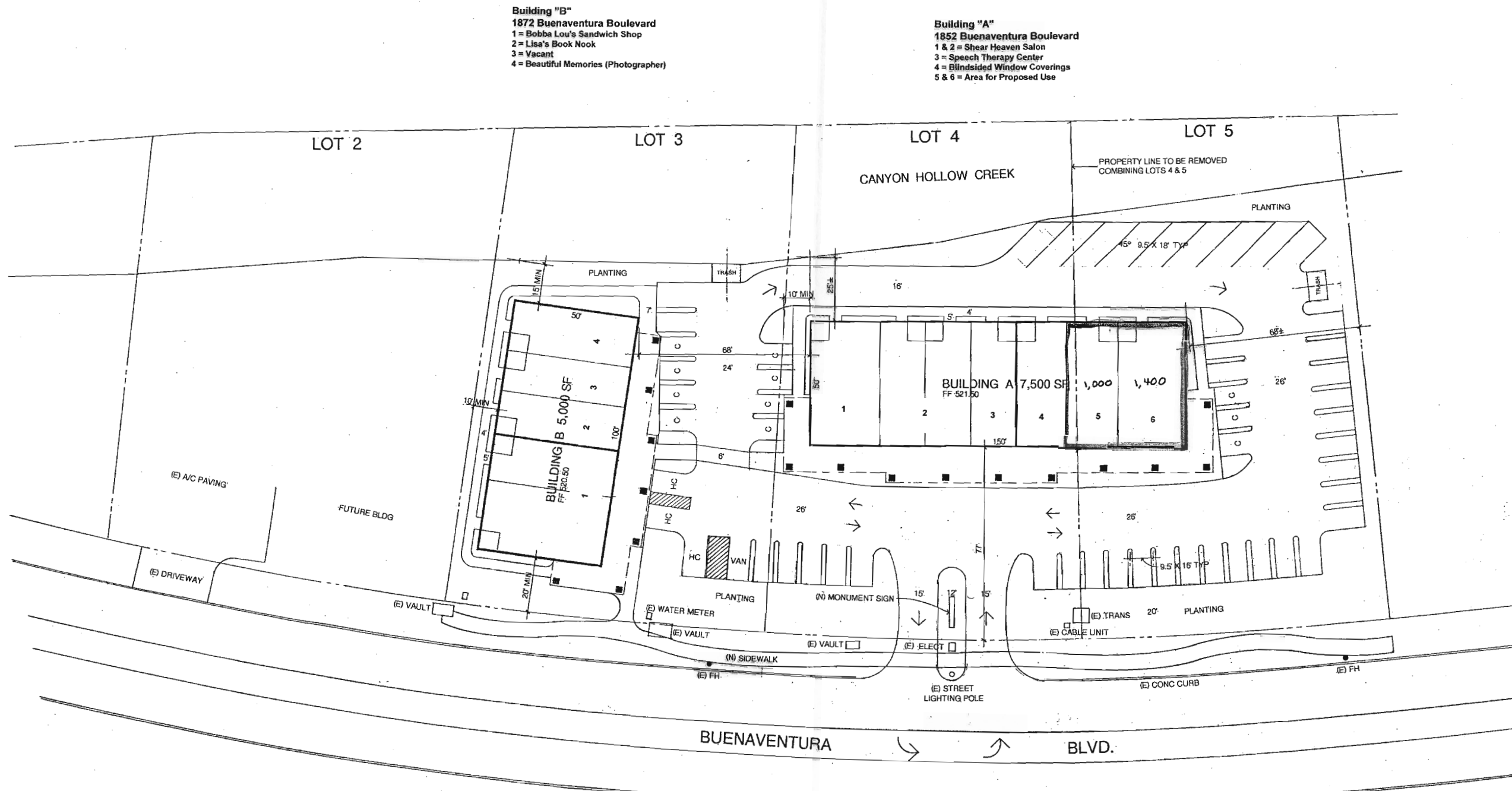
ITEM 2
ATTACHMENT A



	GIS DIVISION DEVELOPMENT SERVICES DEPARTMENT DATE PRODUCED: JANUARY 23, 2008 	GENERAL PLAN MAP SDP-03-08 \ UNITY OF REDDING 1852 & 1872 BUENAVENTURA BLVD AP# 108-430-061 & 049	MTG. DATE: 2-27-08 ITEM: 2 ATTACHMENT: B
	P:\PLANNING\DWG\SDP0308.MXD		



	GIS DIVISION DEVELOPMENT SERVICES DEPARTMENT DATE PRODUCED: JANUARY 23, 2008 	ZONING MAP SDP-03-08 \ UNITY OF REDDING 1852 & 1872 BUENAVENTURA BLVD AP# 108-430-061 & 049	MTG. DATE: 2-27-08 ITEM: 2 ATTACHMENT: C
	P:\PLANNING\DWG\SDP0308.MXD		



Building "B"
 1872 Buena Ventura Boulevard
 1 = Bobba Lou's Sandwich Shop
 2 = Lisa's Book Nook
 3 = Vacant
 4 = Beautiful Memories (Photographer)

Building "A"
 1852 Buena Ventura Boulevard
 1 & 2 = Shear Heaven Salon
 3 = Speech Therapy Center
 4 = Blindsided Window Coverings
 5 & 6 = Area for Proposed Use



SITE PLAN 1" = 20'-0"

OCCUPANCY GROUP	B/M
TYPE OF CONSTRUCTION	VN
TOTAL LEASE AREA	12,500 SF
PARKING REQUIRED	50 SPACES
PARKING PROVIDED	55 SPACES
HC & VAN SPACES	4 TOTAL

VERN JOHNSON, ARCHITECT
 P. O. BOX 13, PALO CEDRO, CA. 96073
 530-549-3982

GATEWAY PLAZA
 LOTS 3, 4 & 5 BUENAVENTURA BLVD., REDDING CA.
 A DEVELOPMENT BY ROBERT DEWEY 530-243-7249

DATE	2-25-02
SCALE	1" = 20'-0"
DRAWN	VERN
JOB NO	2001-05

SHEET
A.1

ITEM 2
 ATTACHMENT D