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REDDING PLANNING COMMISSION
Regular Meeting, 4 p.m.
Tuesday, August 27, 2019
City Council Chambers
777 Cypress Avenue
Redding, California 96001

MINUTES

Chairman Bert Meyer called the meeting to order at 4:00 p.m., with Commissioners Wally St. Clair, Michele Goedert, and Luke Miner present. Also present were City Attorney Barry E. DeWalt, Assistant Public Works Director John Abshier, Planning Manager Lily Toy, Associate Planner Zach Bonnin, Assistant Planner Anna Noel, and Executive Assistant II Erica Thomas.

APPROVAL OF MINUTES

None.

ANNOUNCEMENTS

None.

PLANNING COMMISSION ITEMS

CONSENT CALENDAR - NONE.

PUBLIC HEARINGS

Appeal APPL-2019-01363, by Gary Knighten, appealing the Board of Administrative Review's approval of Site Development Permit SDP-2018-01087, by Tops Industries, Inc., to allow a 20,550-square-foot expansion of an existing self-storage facility on property located at 4531 Caterpillar Road and 1210 Redwood Boulevard in a "GI" General Industrial District.

Recommendation:

Conduct a public hearing and, upon conclusion, continue the consideration of Appeal Application APPL-2019-01363 (an appeal of Site Development Permit SDP-2018-01087) to the regularly scheduled Planning Commission meeting of October 8, 2019.

Assistant Planner Anna Noel summarized the staff report, incorporated herein by reference, and provided a PowerPoint Presentation. Discussion occurred between City staff and the Planning Commission.

Chairman Bert Meyer opened the public hearing at 4:05 p.m. and upon determining that no one wished to comment, Chairman Bert Meyer closed the public hearing at 4:05 p.m.

Motion: Commissioner Luke Miner moved to continue the public hearing and consideration of Appeal Application APPL-2019-01363 (an appeal of Site Development Permit SDP-2018-01087) to the regularly scheduled Planning Commission meeting of October 8, 2019.

Second: Commissioner Wally St. Clair.

Ayes: Commissioners Meyer, Goedert, Miner, Coughlin, and St. Clair.

Noes: None.

Abstain: None.

Absent: Commissioners Leon Benner and Rick Bosetti.

Use Permit Application UP-2019-00782, by AT&T Mobility, requesting approval to install a wireless communication facility consisting of antennas mounted to an 84-foot-tall cell tower and a 1,225-square-foot ground equipment area with a 65-foot walk-in cabinet and a standby diesel generator with a 190 gallon fuel tank, on vacant property located at 1620 Canby Road.

Recommendation:

Conduct a public hearing and, upon conclusion: (1) determine that the project is categorically exempt under the California Environmental Quality Act, (2) determine that the necessary findings for approval are in evidence; and (3) approve Use Permit Application UP-2019-00782 to allow the installation of a wireless communication facility consisting of a 84-foot-tall monopole and associated ground equipment, on property located at 1620 Canby Road.

Assistant Planner Anna Noel summarized the staff report, incorporated herein by reference, and provided a PowerPoint Presentation. Discussion occurred between City staff and the Planning Commission.

Chairman Bert Meyer opened the public hearing at 4:16 p.m.

Maria Kim, Complete Wireless Consulting (applicant's representative), spoke about the targeted search area for the project and was available for questions or concerns from the Commission and the public.

Tom Baldyga and Roseanne Blevins spoke in opposition.

Determining that no one else wished to comment, Chairman Bert Meyer closed the public hearing at 4:40 p.m.

Motion: Upon the concurrence and request from the applicant (including a tolling agreement), Commissioner Frank Coughlin moved to continue consideration of Use Permit Application UP-2019-00782, by AT&T Mobility, to the September 24, 2019, Planning Commission meeting, at which time the applicant would be required to provide additional information concerning the CalTrans right-of-way, and other locations, as viable sites for the proposed wireless facility.

Second: Commissioner Michele Goedert.

Ayes: Commissioners Meyer, Goedert, Miner, Coughlin, and St. Clair.

Noes: None.

Abstain: None.

Absent: Commissioners Leon Benner and Rick Bosetti.

Tentative Subdivision Map Extension Applications EXT-2019-00820 for Bridge View Villas Subdivision (S-2015-01271), EXT-2019-01161 for The Reserve at Gold Hills Subdivision (S-17-04), and EXT-2019-001074 for Tuscany Villas Subdivision (S-10-05), all requesting three-year extensions.

Recommendation:

Conduct a separate public hearing for each of the three-year subdivision extension requests attached, and approve those requests, subject to the existing conditions of approval.

EXT-2019-01161 The Reserve at Gold Hills Subdivision (S-17-04)

Associate Planner Zach Bonnin summarized the staff report, incorporated herein by reference, and provided a PowerPoint Presentation. Discussion occurred between City staff and the Planning Commission.

Chairman Bert Meyer opened the public hearing at 5:03 p.m. and upon determining that no one wished to comment, Chairman Bert Meyer closed the public hearing at 5:03 p.m.

Motion: Commissioner Goedert, approval.

Second: Commissioner St Clair.

Ayes: Commissioners Meyer, Goedert, Miner, Coughlin and St. Clair.

Noes: None.

Abstain: None.

Absent: Commissioners Leon Benner and Rick Bosetti.

EXT-2019-001074 Tuscany Villas Subdivision (S-10-05)

Associate Planner Zach Bonnin summarized the staff report, incorporated herein by reference, and provided a PowerPoint Presentation. Discussion occurred between City staff and the Planning Commission.

Chairman Bert Meyer opened the public hearing at 5:05 p.m. and upon determining that no one wished to comment, Chairman Bert Meyer closed the public hearing at 5:05 p.m.

Motion: Commissioner St. Clair, approval.

Second: Commissioner Frank Coughlin.

Ayes: Commissioners Meyer, Goedert, Miner, Coughlin and St. Clair.

Noes: None.

Abstain: None.

Absent: Commissioners Leon Benner and Rick Bosetti.

Due to a conflict of interest, Commission Luke Miner recused himself from the meeting at 5:06 p.m.

Associate Planner Zach Bonnin summarized the staff report, incorporated herein by reference, and provided a PowerPoint Presentation. Discussion occurred between City staff and the Planning Commission.

Chairman Bert Meyer opened the public hearing at 5:07 p.m. and upon determining that no one wished to comment, Chairman Bert Meyer closed the public hearing at 5:07 p.m.

- Motion:** Commissioner Michele Goedert.
Second: Commissioner Wally St. Clair.
Ayes: Commissioners Meyer, Goedert, Coughlin and St. Clair.
Noes: None.
Abstain: None.
Absent: Commissioners Leon Benner, Luke Miner, and Rick Bosetti.

COMMISSION CONSIDERATION

None.

PUBLIC COMMENT

None.

COMMISSIONERS' COMMENTS

Chairman Bert Meyer noted Mary Machado's absence.

DIRECTOR'S REPORT

None.

ADJOURNMENT

There being no further business to come before the Planning Commission, Chairman Bert Meyer adjourned the meeting at 5:09 p.m.

Larry Vaupel
Commission Secretary

Bert Meyer
Chairman

Erica Thomas
Executive Assistant II