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REDDING PLANNING COMMISSION  
Regular Meeting, 4 p.m.  
Tuesday, January 8, 2019  
City Council Chambers  
777 Cypress Avenue  
Redding, California 96001

## MINUTES

Vice-Chairman Bert Meyer called the meeting to order at 4:00 p.m., with Commissioners Wally St. Clair, Leslie Williem, and Randy Memeo present. Also present were City Attorney Barry E. DeWalt, Assistant Public Works Director John Abshier, Planning Manager Lily Toy, Senior Planner Linda Burke, and Executive Assistant II Erica Thomas.

### APPROVAL OF MINUTES

Commissioner Leslie Williem moved to accept the minutes of November 27, 2018, Planning Commission meeting. Commissioner Wally St. Clair seconded the motion, which carried by a unanimous vote.

### ANNOUNCEMENTS

None.

### PLANNING COMMISSION ITEMS

CONSENT CALENDAR - NONE.

### PUBLIC HEARINGS

***Use Permit Application UP-2018-00907 and Parcel Map Application PM-2018-00908, by Hill Country Health and Wellness Center, requesting approval to construct a primary care clinic of approximately 34,554 square feet, including ancillary housing apartment units for transitional-aged youth, and to divide the 10.4-acre property into two parcels on property addressed as 1201 Industrial Street, located south of Industrial Street, east of the United States Post Office, and north of Lowe's home improvement store, with all improvements proposed in the "GC" General Commercial District. [L-010-390-000/L-010-150-000]***

#### ***Recommendation:***

*Conduct a public hearing and, upon conclusion:*

- 1. Adopt the Mitigated Negative Declaration prepared for the project, and approve Use Permit Application UP-2018-00907, upon a determination that the necessary findings for approval are in evidence, subject to the recommended conditions of approval.*
- 2. Continue consideration of Parcel Map Application PM-2018-00908, in order to consider division of the property into three parcels, as opposed to two parcels as currently advertised. Consideration of the parcel map application would be scheduled at a later date for a meeting at the Board of Administrative Review. Re-notification of the application would be made at that time.*

Senior Planner Linda Burke summarized the staff report, incorporated herein by reference, and provided a PowerPoint Presentation. Discussion occurred between City staff and the Planning Commission.

Vice-Chairman Bert Meyer opened the public hearing at 4:39 p.m.

Lynn Dorroh, CEO Hill Country Health and Wellness Center, provided a history of services provided by Hill Country and requested approval of the use permit application.

Terri Moravec, Elizabeth Leslie, Donnell Ewert, Susan Power, Jantina Thompson, Patrick Moriarty, and Russ Wenham spoke in favor.

Kelly Dunbar, Christian Mercill, Kristie Stephens, Sigrid Pitman, Melissa Gheen, Steve Church, Wayna Gray, Sam Heier, John Boshell, and Kendra Koehler spoke in opposition.

Determining that no one else wished to comment, Vice-Chairman Bert Meyer closed the public hearing at 5:44 p.m.

Commissioner Leslie Williem had further questions for Lynn Dorroh. Discussion occurred amongst the Commission.

**Motion:** Commissioner Wally St. Clair moved to adopt the mitigated negative declaration and approve Use Permit Application UP-2018-00907, granting approval to construct a primary care clinic of approximately 34,554 square feet, including ancillary housing apartment units for transitional-aged youth, upon a determination that the project is consistent with the General Plan and that the necessary findings for approval are in evidence, subject to the conditions of approval.

**Second:** Commissioner Bert Meyer.

**Ayes:** Commissioners Williem, St. Clair, and Meyer.

**Noes:** Commissioner Randy Memeo.

**Abstain:** None.

**Absent:** Commissioners Goedert, Coughlin and Bosetti.

After the vote, Commission Leslie Williem rescinded her “yes” vote, advising that she did not properly understand the motion. *Original motion failed.*

**Motion:** Commissioner Leslie Williem moved to adopt the mitigated negative declaration and approve Use Permit Application UP-2018-00907, granting approval to construct a primary care clinic of approximately 34,554 square feet, including ancillary housing apartment units for transitional-aged youth, upon a determination that the necessary findings for approval are in evidence and a finding that the project is consistent with the General Plan, subject to the conditions of approval, with the addition of a condition stating a wall or fence on the southerly and easterly portions of the property shall be constructed. Commissioner Williem included consideration of Parcel Map Application PM-2018-00908 to be continued to a future Board of Administrative Review meeting.

**Second:** Commissioner Randy Memeo.

**Ayes:** Commissioners Leslie Williem and Randy Memeo.

**Noes:** Commissioner Wally St. Clair.

**Abstain:** Commission Bert Meyer.

**Absent:** Commissioners Goedert, Coughlin and Bosetti.

## COMMISSION CONSIDERATION

None.

## PUBLIC COMMENT

Jerry Garcee requested reconsideration of approved Bethel Church project. City Attorney Barry DeWalt advised Mr. Garcee that the City Council was the approving body for the Bethel Church project and all appeal deadlines had expired. Vice-Chairman Bert Meyer suggested Mr. Garcee work with City staff regarding his concerns.

## COMMISSIONERS' COMMENTS

None.

## DIRECTOR'S REPORT

None.

## ADJOURNMENT

There being no further business to come before the Planning Commission, Vice-Chairman Bert Meyer adjourned the meeting at 6:18 p.m.

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Larry Vaupel  
Commission Secretary

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Bert Meyer  
Vice-Chairman

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Erica Thomas  
Executive Assistant II