

Community Services Advisory Commission
Regular Meeting
Redding Civic Center
777 Cypress Avenue
Redding, California
December 13, 2006, 4:07 p.m.

MINUTES

1. Attendance

Community Services Advisory Commissioner Waybright opened the meeting with the following commissioners present: Bandell, McCoach, Parker and Peckenpaugh.

Also present were Community Services Director Niemer, Support Services Director Kersten, Recreation Superintendent Carpenter, Convention Center and Visitors Bureau Manager Andy Green, Management Analyst McCallum and Community Services Executive Assistant Szyal.

2. Public Comment

None presented.

3. Consent Calendar

The monthly [Recreation Division Activity Report](#), the [Convention Center Activity Report](#), the [Convention Center Capital Projects List](#) and [Calendar](#) were presented.

MOTION: To approve Consent Calendar. (Made by Commissioner McCoach, Seconded by Commissioner Parker)

AYES: Commissioners Bandell, McCoach, Parker, Peckenpaugh and Waybright
NOES: None
ABSTAIN: None
ABSENT: None

4. [Review of Park Conditions for Clover Creek Estates](#)

Development Services Director Hamilton presented a request developer, Thomason Development, to receive credit for Park In-Lieu and Park Development fees for the Clover Creek Estates subdivision.

Clover Creek Village Planned Development is a 114 unit gated community immediately east of Clover Creek Preserve. Director Hamilton explained that the planned development zoning is a tool which allows greater flexibility in site design, a reduction in some development standards, and increased density of development in projects. In exchange for these considerations, the project must include superior design qualities and enhanced amenities for the benefit of future residents and the community at large.

The Clover Creek PD was found to meet this test by the provision of the private park, trail, and other design amenities. In turn, Thomason Development was granted a density increase of 22 residential lots, as well as reductions in street, minimum lot dimension, and sidewalk standards.

The developer requested fee credit during the design process but was denied by staff. Thomason Development is now appealing that decision. The project has already been approved by the Planning Commission and the City Council without fee credit consideration. The City Attorney has determined that because the map is approved, the Development Services Director has the authority to deny or approve fee credits. Director Hamilton is seeking the counsel of the Commission prior to rendering his decision.

Director Hamilton noted that the timing of this request is unusual, but that it is not prohibited. He outlined the park improvements included in the Clover Creek Village project. He compared them to the standards set in the Redding Municipal Code for private area parks. Director Hamilton believes this park does not meet the park size requirement of 3+ acres set forth in the Ordinance for approval of Park In Lieu fee credit. Director Hamilton arrives at 2.5 acres, including the walking trail and developed park space. The developer disputes the park size and would like to include the wooded open space surrounding the park and trail, which would then total 6 acres. Director Hamilton does not believe this project is eligible for Park In-Lieu credits.

Director Hamilton is requesting guidance from the Commission regarding approval of the Park Development Fee credit, as the requirements for this credit are more flexible.

Eihnard Diaz, representing Thomason Development, expressed the developer's viewpoint that both fee credits should be under consideration as they feel this park, trail and surrounding wooded space totals 6 acres and will provide a relief valve for other neighborhood parks. Mr. Diaz noted that the Ordinance does not state that it is not prohibit subdividers from requesting fee credits at the end of a project. Mr. Diaz also noted the residents of a future and adjacent Thomason neighborhood will be provided access to the private park through use of a keycard system.

Director Niemer noted that the Commissioners should consider whether this park would have been approved if the request was made in advance the map approval. She stated that staff did not favor fee credit park amenities are still needed at the public Clover Creek Preserve. The five-year capital plan does not include funding for either Clover Creek Villages or Clover Creek Preserve. Clover Creek Preserve has been a priority of the Commission and will likely receive funding in the near future to complete the neighborhood park amenities. Fees from projects like this and others will be needed fund those public improvements. She offered her opinion that credit for this project is not supported by the Parks Trails and Open Space Master Plan.

Commission Bandell noted his concern on the loss of Park Development Fees and would like to spend them consistent with the plan.

Commissioner Peckenpaugh noted there was much discussion during development of the *Parks, Trails and Open Space Master Plan* regarding counting private parks in the inventory of general facilities because they are restricted to the general public. Additionally, there is a concern that other developers will begin the practice of requesting fee credits after a park has already been built.

Commissioner Parker requested that staff look at tightening the language in the Ordinance to require that fee credit requests be made up front.

MOTION: To recommend to the Development Services Director that the appeal for fee credits be denied. (Made by Commissioner Parker, Seconded by Commissioner McCoach)

AYES: Commissioners Bandell, McCoach, Parker, and Peckenpaugh

NOES: Chair Waybright

ABSTAIN: None

ABSENT: None

5. Consideration of Joint Use and Funding Agreement with Shasta County Office of Education for Playground Improvements and shared use of Magnolia Park

Director Niemer provided historical background on the use of Magnolia Park. This park is located behind the Shasta County Office of Education (SCOE) headquarters on corner of Placer and Magnolia. SCOE and the City have enjoyed a long-standing joint-use arrangement for Magnolia Park, which is approximately 1.6 acres. The most recent agreement expired last year. The park has served the needs of many in the Downtown area for generations. A couple of months ago, the play equipment was removed from the park for safety reasons.

Staff is recommending a 25-year joint-use agreement with the Shasta County Office of Education, conditioned on replacement of the playground equipment, for this heavily-used public park. Under the proposed agreement, SCOE will continue to allow the public's use of the park and perform the required maintenance.

Staff advises the Commission recommend to the City Council a partnership with the Shasta County Office of Education (SCOE) to continue joint use of Magnolia Park and for the City to fund the installation of new playground equipment at Magnolia Park, located on SCOE's administrative campus.

MOTION: To recommend a joint use agreement with the Shasta County Office of Education and the expenditure of \$50,000 for park play equipment at Magnolia Park. (Made by Commissioner Parker, Seconded by Commissioner McCoach)

AYES: Commissioners Bandell, McCoach, Parker, Peckenpaugh and Waybright
NOES: None
ABSTAIN: None
ABSENT: None

6. Update on Annual 3-on-3 Basketball Event

Superintendent Carpenter noted that City has been a partner in the 3-on-3 Basketball Competition since its inception 9 years ago. It has grown from 122 teams the first year to 250+ teams last year and has been very successful.

When the event originated in 1997 the City, KRRCR and Pepsi-Cola were the three major sponsors. An organizing committee solicited sponsorships and looked at different concession opportunities. This type of event needs large parking lot areas and the Convention Center was an ideal site for this. As the tournament grew the committee became increasingly disappointed with the group they contracted to handle on-site supervision and team scheduling. It was felt that the value received was not equal to the money paid. The committee then researched having the event handled locally, one reason being to keep the financial income in the Redding area. The Shasta Union High School District stepped forward and has verbally committed to managing this event, with the condition that the City stay as a sponsor for at least three more years. This will allow them to purchase the necessary basketball standards. Once the initial investment has been recouped, the District could make a substantial amount of money over time and can use this as a fundraiser. The High School District has, within their organization, the resources and skills needed to put on this type of event, which is volunteer intensive.

No action was required on this informational item.

Commissioner Bandell left the meeting at 5:09 p.m.

7. Projects Update

Director Niemer provided updates on the following projects:

Soccer Park

This project is 98% complete and the Soccer Association have already bid to hold 8 summer tournaments at this location.

Vista Ridge Park

The turf and a few minor tasks are remaining. The rainy weather will prevent finishing this project until 2007.

River Parkway Grant

This partnership with Turtle Bay will provide restoration and interpretive signage along the Sacramento River Trail in the bird sanctuary. Agreements are being drawn up among the partners with work to commence later this Spring.

Lake Boulevard Project

10.5 acres of land on Lake Boulevard near Buckeye Middle School, soon to be Rocky Point Charter School, is the future sight of a community center. The bid for a neighborhood survey to help determine what amenities to provide has been awarded to National Research Center, Inc.

No action was required on these informational items.

8. Commissioners Comments

Commissioner Peckenpaugh expressed her appreciation to Director Kersten and city staff for their work on the Benton Dog Park drainage issue.

9. Directors' Comments

None presented.

- 10.** At the hour of 5:28, Commission Chair Waybright announced that the Community Services Advisory Commission would adjourn to closed session to discuss the following:

Closed Session pursuant to California Government Code Section 54956.8:
CONFERENCE WITH REAL PROPERTY NEGOTIATOR Property Assessor Parcel Numbers 077-290-033, 034 and 037) located on Oak Mesa Lane near Shasta View Drive

Agency Negotiator: Community Services Director Niemer
Negotiating Parties: City of Redding and Stephen Gregory
Under Negotiation: Price and terms.

At the hour of 5:52 p.m., Commission Chair Waybright reconvened the Regular Meeting to open session and advised there was no reportable action taken.

11. Adjournment

There being no further business, at the hour of 5:54 p.m. Commissioner Waybright declared the meeting adjourned.

JASON WAYBRIGHT, Chair