**Pre-Application Meeting DR 2016-01**

Follow up to the 10:00 am, February 25, 2016 Pre Application meeting for proposed mini-storage project - Design Review 2016-01.

Attendance: Dave Smith Building Official, Police Lieutenant Joe Restine., Rod Bryan Public Works Director, Matt Melo Fire Chief, and Kristen Maze Planner, Jim Freeze applicant, David Hammond Engineer, Nick Sinnott Project Designer.

Comments:

1. Project will need a geo tech study
2. The proposed retaining wall will need engineering
3. A drainage plan will need to be submitted showing on site retention, see City of Redding construction standards, page 200. Plan must show no impact to the City’s system.
4. Occupancy is S-1, required fire flow is 1500 gallons/minute for 2 hours and because the project is larger than 12,000 square feet it will require fire sprinklers. Per Section 903.2.9
5. Water availability in this area is questionable and pressure is low.
6. City engineer needs to model the fire flow to see if adequate water is available.
7. It is possible to provide on-site water storage like the tire shop just north has provided however it is not recommended by the fire chief.
8. The Big lakes 12 inch line water expansion project will provide more water availability to the area but this project may need to upsize the water main in order to provide adequate water supply for fire suppression.
9. Fire will need a 50 feet turning radius but will work with the designer once they have received the revised plans detailing the project.
10. Public works is not happy about the sewer easement being inside the fenced in mini-storage facility and will require access to that facility such as a lock box.
11. Curb gutter and sidewalk is likely to be deferred to a later date.
12. A solid fence will be required around the existing residential property.
13. The City engineer will require and address additional easement.
14. The fence is to be decorative wrought iron and/or chain link with slates. No barbed wire.
15. PD would like to see surveillance but is not required.
16. Lighting shall be place around the on all the buildings. Lighting shall be down facing and not shine onto adjacent properties.
17. Planning would like to see a more detailed plan and separate landscaping plan.
18. 5 parking sites are required for the proposed project.
19. Detailed plan of the office is needed.
20. Building code requires a 70 lbs. roof snow load and a 120 wind exposure. Be rating will work in Mt Shasta.
21. There is an existing well on the site that the City thinks is a monitoring well, which is owned by the City or Crystal Geyser.
22. Possible fire suppression could include buried tanks plus a fire hydrant but is not recommended.
23. The City will need a $750 deposit for the City Engineer to perform a hydrological modeling to determine water and pressure for fire suppression to the project.