

PLANNING COMMISSION AGENDA

REGULAR MEETING

May 8, 2008

2:00 p.m.

Board of Supervisors' Chambers

Shasta County Administration Center 1450 Court Street, Room 263, Redding, California

Call to Order/Flag Salute/Roll Call:

Conflict of Interest Declarations:

Open Time/Public Comment Period:

Members of the public wishing to address the Commission on matters which are not noticed public hearings may do so under the "Open Time/Public Comment Period." Pursuant to the Ralph M. Brown Act (GCS 54950 et seq) Commission action or discussion cannot be taken on open time matters other than to receive the comments and, if deemed necessary, to refer the subject matter to the appropriate department for follow-up and/or to schedule the matter on a subsequent Commission agenda.

Approval of Minutes: April 10, 2008

Presentation of Documents:

All items presented to the Planning Commission during a public hearing, including but not limited to letters, e-mails, petitions, photos, maps or other kinds of information shall become a permanent part of the record and must be submitted to the clerk of the commission. It is advised that the presenter create copies in advance for their own records.

Public Hearings: (The decision on any public hearing item (Regular and Consent Items only) may be appealed.) See "Notes" at the end of the regular agenda.

Key: California Environmental Quality Act (CEQA); Mitigated Negative Declaration (MND); Negative Declaration (ND); Categorically Exempt (CE); General Exemption from CEQA (GE); Not Subject to CEQA (N/A).

Consent Items: see attached

Items on the Consent Items list are expected to be routine and non-controversial in nature. They are items which are recommended for approval by staff. However, any Commission member, staff member, applicant or interested person may request that an item be removed from the Consent Items list for public discussion prior to action by the Commission.

Regular Items:

- R1: Use Permit 06-034A (Seven Hills Land & Cattle):** The project is located in the Inwood area on a 435-acre parcel on the north side of Inwood Road approximately one mile east of its intersection with State Highway 44. The request is an amendment to the existing Use Permit to allow a medium winery, including special events (weddings, anniversaries, graduation parties, family reunions, and other uses similar in character) to be held on the project site. Also proposed is a food-preparation facility for the patrons of the winery and the patrons of the special events. The maximum number of people proposed is 120, with not more than three special events per month. The original Use Permit permitted a small winery with sales and wine tasting along with guided horseback tours, and included the remodeling an existing ranch house to allow for commercial wine tasting and sales of wine produced on the premises. Staff Planner: Dirks. District 5. Proposed CEQA Determination: MND.
- R2: Parcel Map 07-031 (Perrine):** The project site is a 8.46-acre parcel located in the east Redding area on the northwest corner of the intersection of Mae Lane and State Highway 299 East. The request is for a two-parcel residential land division. The division will result in the creation of an undeveloped 4-acre parcel and a 4.46-acre parcel on which a single-family residence is currently under construction. Staff Planner: Salazar. District 4. Proposed CEQA Determination: MND.
- R3: Variance 08-001 (Wilson):** The project site is located in the west Redding area on a 3.09-acre parcel on the north side of Gas House Hill Road approximately one-tenth of a mile west of Swasey Drive. The request is for approval of an exception to the Shasta County Fire Department Standards and a Variance from the required 30-foot front-yard setback. The applicant is requesting a 15-foot front-yard setback. Staff Planner: Lozier. District 2. Proposed CEQA Determination: CE.
- R4: Use Permit 06-003 (Kamiski):** The property is located in the Cottonwood area on Boban Lane south of the intersection of Boban Lane and Seales Lane. The request is for approval of a seven-unit multiple-family housing project consisting of three two-story duplex units with single-car garages, and one single-story unit with a single-car garage. Staff Planner: Lozier. District 5. Proposed CEQA Determination: MND.
- R5: Zone Amendment 06-048 & Parcel Map 06-076 (Faith Community Church/Amen):** The project site is located in the south Redding area on a 64.86-acre parcel on the west side of State Highway 273, near the intersection of Overland Drive and State Highway 273. The proposed project is a request for approval of a Zone Amendment to change a 10.23-acre portion of the existing Commercial-Light Industrial (C-M) zone district on the property to Community Commercial (C-2) zone district. The Zone Amendment is requested in conjunction with a Parcel Map consisting of a 10.23-acre parcel, with a 54.64-acre remainder parcel for the purpose of constructing a church on the property. Staff Planner: Hector. District 2. Proposed CEQA Determination: MND.
- R6: Use Permit 07-015 (Barcelon):** The project is located in the east Redding area on two parcels totaling 3.56 acres on the east side of Old Oregon Trail approximately one-tenth of a mile north of the intersection of Old Oregon Trail and Old Forty-Four Drive. The request is for approval of a commercial development consisting of three buildings which will house seven individual office/warehouse spaces designed to accommodate contractor's yards, wholesale sales, distribution and warehousing. The request is also for an exception from the Fire Safety Standards to allow a reduced front-yard setback of 15 feet. Staff Planner: Lozier. District 4. Proposed CEQA Determination: ND.

Non-Hearing Item:

NH1: General Plan Consistency Finding 08-001 (City of Redding): The project is located in the Columbia area on the west side of Abernathy Road, approximately 2/10 mile south of its intersection with Viking Way in the east Redding area. The proposal is for a determination of a General Plan consistency finding relating to the use of a 7.5-acre parcel identified by Assessor's Parcel Number 109-350-001 for future expansion of the City's Solid Waste Transfer/Recycling facility. Staff Planner: Hector. District 4. Proposed CEQA Determination: CE.

Planning Commissioners' Comments:**Manager's Comments:****County Counsel's Comments:**

NOTE: The "Comment" items are for information and reporting purposes only. Commission action cannot be taken. If it becomes apparent that action is necessary or desired, the matter(s) will be scheduled on a subsequent Planning Commission agenda.

Adjournment

- NOTES -

1. The Planning Commission, at their discretion, may limit individual/group testimony time in the interest of facilitating the meeting to allow all persons who wish to comment the opportunity to do so.
2. Documents associated with the agenda are on file and available for review. Direct inquiries to: Department of Resource Management - Planning Division, 1855 Placer Street, Suite 103, Redding, CA 96001. Phone: (530) 225-5532.
3. Commission actions on tentative maps, use permits, and variances are final unless appealed to the Board of Supervisors. Appeals are subject to fees and filing deadlines. Appeal periods: tentative map; 10 calendar days, use permits and variances, 5 calendar days. Forms and instructions for filing appeals are available from the Clerk of the Board of Supervisors.
4. The Commission's action on Zoning applications establishes the next action. When the Commission recommends approval, the application is automatically scheduled for action by the Board of Supervisors; if the Commission denies the application, the application is not scheduled for Board action unless an interested party files a written request for such consideration. Fees and filing information are available from the Clerk of the Board of Supervisors or from the Planning Division.
5. Following Planning Commission action on a proposed General Plan Amendment any interested party may file a written request for a hearing by the legislative body on the Commission's recommendation by filing such a request with the Clerk of the Board of Supervisors within five calendar days after the Commission action.
6. In compliance with the Americans with Disabilities Act, Shasta County will make available to disabled members of the public disability-related modification or accommodation, including auxiliary aids or services, in order for the person to participate in the public meeting. The public should contact the Department of Resource Management, Planning Division, by telephone at (530) 225-5532 or in person or by mail at 1855 Placer Street, Suite 103, Redding, CA 96001 to request a modification or accommodation. Notification five (5) days prior to the meeting will enable the County to make arrangements to provide reasonable accommodations. If requested, this document and other agenda materials can be made available in an alternative format for persons with a disability who are covered by the Americans with Disabilities Act.

CONSENT ITEMS

The following items are expected to be routine and non-controversial in nature. They are items which are recommended for approval by staff. However, any Commission member, staff member, applicant or interested person may request that an item be removed from the Consent Items list for public discussion prior to action by the Commission.

- C1: Parcel Map 07-023 (Stephens):** The parcel is located in the Bella Vista area on Mae Lane. The request is for a two-parcel residential land division resulting in a 2.41-acre parcel and a 3.50-acre parcel. Both proposed parcels currently contain single-family residences. Staff Planner: Dirks. District 4. Proposed CEQA Determination: CE.
- C2: Parcel Map 07-032 (Lanham):** The parcel is located in the Cottonwood area on Oak Lane approximately 662 feet north of its intersection with Gas Point Road. The request is for a two-parcel residential land division resulting in two 5-acre parcels. The site currently is developed with a single-family dwelling and a barn. Staff Planner: Dirks. District 5. Proposed CEQA Determination: ND.
- C3: Parcel Map 04-011 Extension of Time (Jordan):** The project is located in the Shingletown area on a 34-acre property at the east end of a private road with access off of State Highway 44, less than one-tenth of a mile east of Kaysie Rae Court. The request is for approval of a 2½-year extension of time for a previously approved division of the 34-acre property into four 5.0 to 11.0-acre parcels. Staff Planner: Hector. District 5. Proposed CEQA Determination: N/A.
- C4: Parcel Map 04-059 (Lee):** The project site is a 5.1-acre parcel located in the north Redding area on the northwest corner of the intersection of Shasta Meadow Drive and Los Palos Drive. The request is for a two-parcel residential land division. The division would result in the creation of an undeveloped 2.9-acre parcel and a 2.2-acre parcel that would contain an existing single-family residence. Staff Planner: Salazar. District 4. Proposed CEQA Determination: MND.

The agenda can be found on the internet at www.co.shasta.ca.us. Click on "Resource Management."